093.0	0004	0013.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	1,028,400 / 1,028,400
					USE VALUE:	1,028,400 / 1,028,400
					ASSESSED:	1,028,400 / 1,028,400

PROPERTY LOCATION

No	Alt No	Direction/Street/City
83		OVERLOOK RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	PILLERI CINDY
Owner 2:	
Owner 3:	
Street 1:	83 OVERLOOK RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 13,050 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1914, having primarily Clapboard Exterior and 2877 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	13050.000	443,500	16,800	568,100	1,028,400
Total Card	0.300	443,500	16,800	568,100	1,028,400
Total Parcel	0.300	443,500	16,800	568,100	1,028,400

Source: Market Adj Cost | Total Value per SQ unit /Card: 357.51 | /Parcel: 357.5

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct	60383
GIS Ref	
GIS Ref	
Insp Date	10/01/18

!7612!

PREVIOUS ASSESSMENT

Parcel ID: 093.0-0004-0013.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	443,600	16800	13,050.	568,100	1,028,500	1,028,500	Year End Roll	12/18/2019
2019	101	FV	316,700	15200	13,050.	576,200	908,100	908,100	Year End Roll	1/3/2019
2018	101	FV	316,700	15200	13,050.	430,100	762,000	762,000	Year End Roll	12/20/2017
2017	101	FV	316,700	15200	13,050.	389,500	721,400	721,400	Year End Roll	1/3/2017
2016	101	FV	316,700	15200	13,050.	373,300	705,200	705,200	Year End	1/4/2016
2015	101	FV	308,800	15700	13,050.	316,500	641,000	641,000	Year End Roll	12/11/2014
2014	101	FV	308,800	15700	13,050.	300,300	624,800	624,800	Year End Roll	12/16/2013
2013	101	FV	308,800	15700	13,050.	285,600	610,100	610,100		12/13/2012

PRINT

Date	Time
12/10/20	22:13:53

LAST REV

Date	Time
07/31/19	08:42:32
apro	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 7612

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
SWARTZ JOANNE P	27777-353		10/17/1997	Family	1	No	No		A

USER DEFINED

Prior Id # 1:	60383
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/14/2015	335	Re-Roof	8,330					
2/14/2001	104	Alterati	100,000	C		G4	GR FY04	TOTAL REHAB AND AD
3/21/1996	87		23,000					3 BAY GAR/STORAGE/

ACTIVITY INFORMATION

Date	Result	By	Name
10/1/2018	MEAS&NOTICE	BS	Barbara S
4/1/2009	Measured	372	PATRIOT
2/2/2000	Mailer Sent		
2/2/2000	Measured	263	PATRIOT
6/3/1996		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		13050		Sq. Ft.	Site		0	70.	0.62	5									568,051						568,100	

Total AC/HA: 0.29959 | Total SF/SM: 13050 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 568,051 | Spl Credit | Total: 568,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1914	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.01501417
Const Adj.:	0.99495000
Adj $ / SQ:	131.285
Other Features:	98509
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	544889
Depreciation:	101349
Depreciated Total:	443540

COMMENTS

COMBINED WITH 93-4-12 6/03/96
GAR IRREG SHAPE. INT EST4-01-2009.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	4	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	4	M
Totals			
1	7	4	

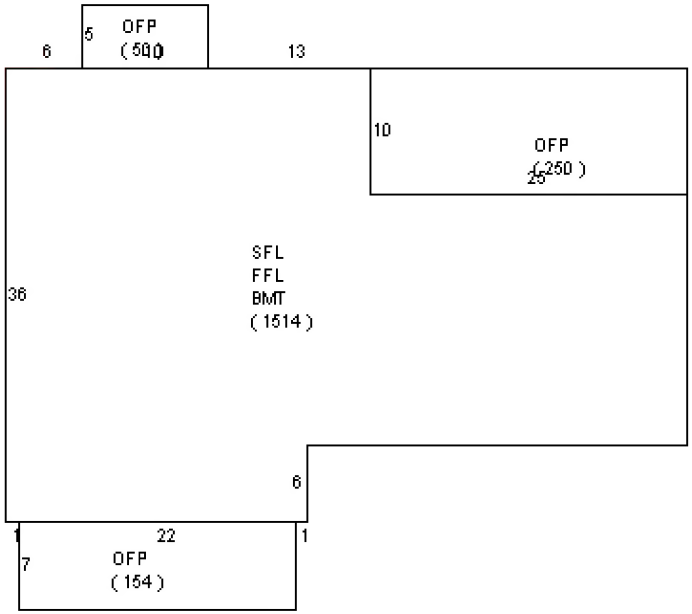
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	131.29
Special Features:	0	Val/Su Net:	91.54
Final Total:	443500	Val/Su SzAd	154.18

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,514	39.390	59,630
FFL	First Floor	1,514	131.290	198,766
SFL	Second Floor	1,363	131.290	178,890
OFP	Open Porch	454	20.030	9,095

Net Sketched Area:	4,845			Total:	446,381
Size Ad	2876.5999	Gross Are	4996	FinArea	2877

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
SFL	90				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 093.0-0004-0013.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
4	Garage W/Lof	D	Y	1	38X28	A	GD	1970	19.08	T	29.4	101			14,300			14,300
4	Garage W/Lof	A	Y	1	2X14	A	GD	1970	44.00	T	29.4	101			400			400
19	Patio	D	Y	1	24x25	A	AV	2001	2.88	T	14.4	101			1,500			1,500
19	Patio	D	Y	1	12x13	A	AV	2000	4.65	T	15.2	101			600			600

More:	N	Total Yard Items:	16,800	Total Special Featues:		Total:	16,800